

RELOCATION PROGRAM
FOR THE MATTAPAN URBAN RENEWAL AREA

A. Administrative Organization

1. Agency Identification

The Boston Redevelopment Authority will be the sole agency responsible for relocation.

2. Staff Functions

The function of the relocation staff will be to carry out the relocation of families who will be displaced from the project area in accordance with this program.

The relocation staff will conduct surveys and interviews in addition to those already completed of families and individuals to be displaced from the project area to determine their rehousing needs.

The relocation staff will also maintain current records of rental and sales housing listings as well as records on the housing needs and requirements of families to be displaced.

The relocation staff will work with various public and private agencies whose functions are germane to relocation, and will file appropriate and required reports to local, state and federal agencies.

3. Relocation Staff

On February 9, 1962, the Boston Redevelopment Authority retained Management Services Associates, Inc. to prepare a comprehensive relocation plan that concerns itself with all aspects of the scope, complexity and timing of the local development program, incorporating pertinent aspects of city-wide and specific renewal project displacement activities.

The preparation of this comprehensive plan has been underway for over five months. As part of the plan, M.S.A. Inc. will make recommendations on the administration and staffing of local relocation activities on a city-wide and project basis, provision of a usable range of relocation and rehousing services by the local public agency during welfare services prior to, during and upon completion of official relocation activities. The relocation program for the Mattapan Project Area, in general, and the organization of the relocation staff in particular, will be implemented in accordance with these recommendations.

B. Relocation Standards

Each dwelling unit offered for relocation housing will be inspected by members of the staff to establish the fact that the dwelling is decent, safe and sanitary, and that it meets the legally-required standards of fitness for human habitation.

1. Physical Standards

a. Facilities and Equipment

Each family shall occupy a dwelling unit which shall meet the following standards and which shall have the following facilities for the exclusive use of the family.

The dwelling unit must have:

1. A kitchen sink which is in good working condition and which is properly connected to the City water and sewer system;
2. Safe and adequate cooking facilities;
3. Safe and adequate heating facilities;
4. A room which affords privacy to a person within it and which contains a flush water closet and a lavatory basin in good working condition and properly connected to the City water and sewer system;
5. A room which affords privacy to a person within it and which contains a bathtub or shower in good working condition and properly connected to the City water and sewer system;
6. Adequate rubbish storage facilities and garbage disposal facilities;
7. Adequate and properly connected water heating facilities;
8. Every kitchen sink, lavatory basin, and bathtub or shower required as equipment for a standard dwelling unit shall be properly connected with both hot and cold water lines;
9. Every habitable room shall have at least one window or skylight facing directly to the outdoors and which can be easily opened;
10. Every bathroom and water closet compartment shall be well lighted and ventilated. Window requirements may be waived provided that there is an installed mechanical ventilation system approved by the Health Commissioner.

b. Structural Conditions

1. It shall be structurally sound, in good repair, and shall be in an adequate state of maintenance.
2. Two safe, unobstructed means of egress leading to safe and open space at ground level.

c. Occupancy

1. There shall be a 150 square feet of floor space for the first occupant of a standard dwelling unit and at least 100 additional square feet of floor space for each additional occupant; floor space to be computed shall be the total habitable room area. Floor space shall be subdivided into sufficient rooms to be adequate for the family.
2. There shall be the following number of bedrooms for families of various sizes.

Size of Household (family)	1	2	3	4	5	6	7	8	9
Bedrooms per Household (family)	1	1-2	2	2-3	3	3-4	4	4-5	5

2. Standards for displacee's ability to pay

The net monthly rental of any dwelling unit, excluding the cost of electricity and gas, but including the cost of heat and water, shall not, as a general rule, exceed 23 per cent of the family's monthly income before taxes.

The ability to purchase housing shall also be related to family income. With the use of Section 221 of the National Housing Act, and taking into consideration local financing practices, property taxes, maintenance, utility and operating charges, the following relations of sales price to income are feasible in the Boston area:

<u>Sales Price</u>	<u>Required Income Level</u>
\$ 6,500 - 10,000	\$ 3,000 - 4,000
10,000 - 14,000	4,000 - 6,000
14,000 & over	6,000 & over

3. Location Standards

The dwelling unit offered for relocation housing shall be located:

- so that the principal worker in the family can reach his place of employment within a reasonable time and a reasonable commuting expense.
- in an area which meets the family's essential needs for public and commercial facilities.

The relocation staff will consult with the planning staff of the Authority to ascertain areas scheduled for future clearance in order to avoid, to the extent that an advance determination of these areas can be made, any subsequent displacement of the family. Families will be advised to check with the relocation staff as to the location of housing in relation to future renewal activities.

4. Temporary Relocation

Temporary relocation will be held to a minimum. It shall be limited to a dwelling unit which is not generally less desirable than the dwelling unit vacated by the displaced family, and which:

- Contains facilities in working order.
- Is in a safe and habitable condition.
- Is sufficiently large for the family.

If temporary relocation is made for the convenience of the Authority, the cost of the move will not be charged to the resident's allowable Relocation Payment. Any other move will be charged against the resident's maximum allowable Relocation Payment.

The Authority is responsible for the relocation of every resident in the Project area.

C. Proposals for Obtaining Relocation Housing

- Arrangements made with sources of existing private and public housing for obtaining:

a. Notification of Vacancies

Private Housing

Vacancy listings will be compiled from notifications of vacancies from realtors, newspaper advertisements, mail carriers, utility companies, house moving firms, municipal departments, other governmental agencies preparing such listings, and other such agencies and informed persons.

Dwelling units on file are first inspected by the relocation staff to determine that the units are standard in accordance with the Boston Housing Code, and to obtain information on size and cost of units.

Public Housing

Liaison between the Mattapan relocation staff and the Boston Housing Authority will be maintained in order to insure maximum cooperation and effective referral of site families to the Boston Housing Authority. A letter from the Chairman, Boston Public Housing Authority, is attached as Exhibit A.

Commissioners of the Boston Housing Authority have indicated that public low-rent housing and housing for the elderly will be available to provide for all families who are eligible for such housing and are to be displaced during the relocation period.

b. Information on size and rent of available units.

Private Housing

Past experience indicates that vacancies available for relocation cover a range of size and rent levels. When the relocation staff learns of or identifies available vacancies, information on the size and rent or sales price of the dwelling units will be obtained. Housing inspectors on the relocation staff will then inspect the units to determine whether or not they are decent, safe, and sanitary in accordance with the Boston Housing Code, and to obtain information on the size and rent of the vacant units. This information will be made available to families and individuals in accordance with their specific housing needs.

Public Housing

The dwelling units managed by the Boston Housing Authority range from one bedroom to five bedroom units. The turnover and vacancy rates are highest in the two and three bedroom units and thus these units are most readily available.

Monthly rent for public housing units is based upon income and family size. The minimum rent for the Federal program (general program) is \$40.00 per month.

A copy of a letter from the Chairman, Boston Public Housing Authority is attached to the Statement accompanying Form H-6122. This provides additional information on size and availability of public housing units.

c. Admission preference for referred families.

Displaced eligible families will be given preference in housing units located in renewal or redevelopment projects. Such families are also given priority in admission to public housing units.

The Special Admission Limits to public housing for families displaced by public redevelopment action are:

Family Composition

Special Admission Limits
(Net Income After Exemption)

1 - 2 persons	\$4,500 per annum
3 - 4 "	4,750 " "
5 - 6 "	5,125 " "
7 or more persons	5,500 " "

2. Adequacy of supply of existing housing expected to become available during the displacement period.

Estimates of local housing resources do not show any deficit of available housing to be used as relocation housing for residents during the displacement period. (see Form H-6122)

3. Adequacy of supply of standard housing for low-income families.

It is expected that the supply of public and private housing will be sufficient to meet the requirements of low-income families. (see Form H-6122).

D. Relations with Site Occupants

1. Informational Program

The Redevelopment Authority has already developed an informational program in the project area. Many of the residents who will be displaced have been involved in group meetings in the neighborhood. At these meetings the objectives of the urban renewal program have been outlined, existing conditions in the project area have been reviewed, renewal plans for the area have been discussed with residents, the impact of these plans in terms of required displacement of families, individuals, and businesses has been discussed, and relocation and rehousing proposals outlined. These informational meetings will be continued as required to deal with the unique concerns of families, single persons, and business units who are to be relocated.

The informational program will include the preparation and distribution of monthly newsletters, special bulletins, and other materials designed to keep residents of the project area informed of current developments in the renewal program, generally, and of the availability of relocation assistance, and the means by which relocation services will be made available.

2. Interviews with site occupants

a. A complete survey of families and individuals whose living accommodations are to be acquired has been conducted. At the time of acquisition of property, residents will be informed:

- 1) that the Redevelopment Authority has acquired the property by eminent domain on said date;
- 2) of the reason for the acquisition;
- 3) of the Authority's basic objectives and policies with respect to relocation;
- 4) of the Authority's legal responsibility and obligations on relocation and services and aids available, including relocation payments;

- 5) of the opening of a field office for official contacts, assistance and information, and the name of the person in charge, the address, and the hours of business;
- 6) that they will not be required to move, except for cause, or except on a temporary basis, until given an opportunity to obtain standard housing;
- 7) of the obligation to pay use and occupancy charges to the Authority;
- 8)* An informational booklet or statement will be given to each site resident at the time of taking outlining the pertinent facts in simple, easy to read fashion.

The booklet or statement will also contain a brief guide to families seeking their own accommodations as to what constitutes decent, safe, and sanitary housing.

3. General location and approximate business hours of the Mattapan Relocation Office.

The Relocation Office will be located in the Project Area. It will be open from 9:00 A.M. to 5:00 P.M. at least one day a week; evening and Saturday hours will be arranged as necessary.

4. Referrals to cooperating real estate firms and the Housing Authority.

Site occupants will be referred to private real estate firms, landlords, builders, etc., after units to be referred have been inspected and approved by the relocation staff.

5. Inspection of relocation housing.

All relocation housing other than public housing and FHA approved housing will be inspected prior to referral to insure that it meets the established standards.

All dwellings of self-relocated families, if possible, shall be inspected prior to the move. If the dwelling is found to be substandard, the Authority shall consider the family to be temporarily relocated. The family will be urged to take advantage of the resources made available by the relocation staff so that standard housing accommodations may be obtained.

If the family declines the offer of a standard dwelling unit and relocates into a unit that does not meet code requirements, the matter will be referred to the appropriate code enforcement agency with the objective of bringing the unit into conformity with code requirements.

6. Tracing of families who have left without leaving a new address.

The relocation staff will attempt to trace families who have disappeared from the project area by using available sources for locating them; i.e., employers, school registrations, social agencies, telephone and utility records. When families cannot be found after a two month period, they will be removed from the relocation work load.

7. Referral to social agency of families requiring assistance.

Families requiring assistance of a special nature will be offered the services of qualified persons on the relocation

* of the eviction policy of the Redevelopment Authority.

staff. Arrangements for referring families or single persons requiring long term assistance to appropriate social agencies and organizations are now being developed as part of the comprehensive relocation program.

8. Assistance to prospective home buyers in obtaining mortgage financing.

The relocation staff will explain the FHA Section 221 mortgage insurance program, and FHA and other mortgage financing programs to prospective home buyers. All possible assistance will be given to families who desire and are able to purchase housing under these programs. Assistance will be given by the staff to families applying for mortgages of all types and mortgage insurance through FHA.

FHA Form 3476, Certificate of Eligibility Under Section 221 of the National Housing Act, will be provided to those families who are interested in this type of sales housing.

E. Eviction Policy and Proceedings of the Boston Redevelopment Authority

The Authority will make all possible efforts to avoid the eviction of any family from the Project Area. The Authority may begin eviction proceedings where families:

1. Are financially able to and refuse to pay rent to the Authority.
2. Maintain a nuisance or use the premises for illegal purposes.
3. Refuse without valid reason three or more referrals of suitable and approved accommodations.
4. Are squatters in dwellings vacated by families who have been relocated.
5. Refuse to admit relocation interviewer.

Prior to eviction, the family will be offered all of the relocation services offered by the Authority. In addition, an attempt will be made to enlist the services of appropriate community social service agencies if it appears that the family requires special assistance. Finally, each case must be approved by the Executive Director or Assistant Executive Director prior to eviction. All evictions must be authorized by a majority vote of the Redevelopment Authority.

F. Relocation Payments.

All relocation payments will be made in accordance with The National Housing Act, as amended, and applicable Rules and Regulations issued thereunder. Detailed information and prescribed procedures with respect to the method of payment will be available at the site office.

1. Eligibility

Relocation payments will be made to families, individuals and businesses in the Project Area who are eligible according to the above regulations.

2. Time Limit

The claim for Relocation Payment for moving expense or direct loss of property must be filed with the Authority by the claimant within six (6) months of the time that the expense has been incurred.

3. Method of Payment

Relocation payments will be made to all eligible site occupants on the following fixed payment basis.

The payment schedule for families and single persons owning furniture, based on actual livable rooms, with furniture, of the claimant, is as follows:

<u>Size of Unit Occupied</u>	<u>Fixed Amount</u>
1 room	\$ 40.00
2 rooms	55.00
3 rooms	70.00
4 rooms	85.00
5 rooms	100.00
6 rooms	115.00
7 rooms	130.00
8 rooms	145.00
9 rooms	160.00
10 rooms	175.00
11 rooms	190.00
12 rooms	200.00
Single persons not owning furniture	\$ 5.00
Family not owning furniture	10.00

The Authority will pay the actual and necessary moving expenses, plus personal property losses, in lieu of the above schedule but not to exceed \$200.00, if the family being relocated so desires.

G. Services to be provided by the Authority to individual and business concerns.

1. The services to be provided by the Authority to individual residents occupying dwelling units, housekeeping units, or separate rooms will be the same as for families as outlined above. All relocation services will be offered to individuals, including referrals to public housing, if eligible, or to private rental housing. Relocation payments will be made to eligible individuals under the provisions set forth in the Relocation Payments section (E) above.
2. Business concerns will receive information similar to that which is available to other site occupants. Relocation services will be provided to all non-residential site occupants. Eligible business firms will receive payment for moving expenses and/or any direct property loss, in accordance with established regulations.

A business relocation policy statement is attached herewith.

H. Additional State or Local relocation requirements.

There are no additional relocation requirements specified in applicable State laws or local ordinances.

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

ESTIMATED HOUSING REQUIREMENTS AND
RESOURCES FOR DISPLACED FAMILIES

PROJECT LOCALITY

Boston, Massachusetts

PROJECT NAME

Mattapan

PROJECT NUMBER

ESTIMATED LENGTH
OF DISPLACEMENT
PERIOD: 6 MOS.

DATE OF SUBMISSION

INSTRUCTIONS: Place original and one copy in Binder No. 1,
and one copy each in other binders.

I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED

FAMILIES	TOTAL	WHITE	NONWHITE
a. Estimated number of families in project area	24	24	--
b. Estimated number to be displaced from property to be acquired by LPA	24	24	--
c. Estimated number to be displaced from property to be acquired by other public bodies	--	--	--
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired	--	--	--

II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	24	7	17	--	--	--
b. Eligible for federally aided public housing	6	1	5	--	--	--
c. Eligible for State or locally aided public housing (1)	4	1	2	--	--	--
d. Ineligible for public housing	18	6	12	--	--	--

III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	--	--	--	--	--	--
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing						
d. Ineligible for public housing						

IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	--	--	--	--	--	--
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing						
d. Ineligible for public housing						

V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS I, III, and IV ABOVE

PROPOSED REHOUSING	WHITE			NONWHITE		
	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS
a. TOTAL FAMILIES	24	24	(2)	--	--	--
b. Private rental housing	10	10				
c. Private sales housing	10	10				
d. Federally aided public housing	3	3				
e. Other public housing	1	1				

- (1) included in totals in II., b., Eligible for federally-aided public housing.
(2) the availability of 7 house lots in the project area for moving of standard sales housing is not included in Block V.

PROJECT NAME		PROJECT NUMBER								
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA (Include all listed under II, III, and IV)										
A. SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA										
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹								
		1	2	3	4	5	6	7	8	9 OR MORE
TOTAL	24	4	8	1	3	4	3	--	--	1
\$0 - \$49	--									
\$50 - \$99	1	1								
\$100 - \$149	1		1							
\$150 - \$199	4	1	1	1	1					
\$200 - \$249	--									
\$250 - \$299	1		1							
\$300 - \$349	3	2	1							
\$350 - \$399	3		1			1	1			
\$400 - \$449	6		2		1	2	1			
\$450 - \$499	3				1	1				1
\$500 or more	2		1				1			
B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED										
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS								
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE				
TOTAL	24	9	6	7	1	1				
\$0 - \$49	--									
\$50 - \$99	1	1								
\$100 - \$149	1	1								
\$150 - \$199	4	1	3							
\$200 - \$249	--	--								
\$250 - \$299	1	1								
\$300 - \$349	3	2	1							
\$350 - \$399	3	1		2						
\$400 - \$449	6	1	1	3	1					
\$450 - \$499	3	--	1	1						
\$500 or more	2	1		1						

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NUMBER

C. SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA

D. HOUSING REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED						
MO. ● FAMILY INCOME	TOTAL NUMBER OF FAMILIES	HOUSING REQUIREMENTS				
		1 BEDROOM	2 BEDROOM	3 BEDROOMS	4 ROOM OR MORE	TOTAL
TOTAL	---					
\$0 - \$49						
\$50 - \$99						
\$100 - \$149						
\$150 - \$199						
\$200 - \$249						
\$250 - \$299						
\$300 - \$349						
\$350 - \$399						
\$400 - \$449						
\$450 - \$499						
\$500 or more						

Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to the school.

PROJECT NAME .

PROJECT NUMBER

VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY

A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES

TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 AND MORE BEDROOMS		
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING															
a. Federally aided	2	223	--	1	115	--	--	115	--	--	83	--	--	75	--
b. State or locally aided	1	40			27		--	113		--	36		--	8	
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL	3	217	--	5	216	--	2	677	--	--	--	--	--	87	--
GROSS MONTHLY RENTAL	Under \$40			1	167									5	
	\$40 - \$49			1	100			51							
	\$50 - \$59	1	117		102			60			12			7	
	\$60 - \$69	1	256	1	291			44			87			7	
	\$70 - \$79		305		315			113			57			40	
	\$80 - \$89		325		334		1	763			21			21	
	\$90 and over	1	729	2	752		1	311			130			27	
3. STANDARD SALES HOUSING															
TOTAL	3	29	--	--	117	--	5	0	--	1	77	--	1	28	--
SALES PRICE	Under \$5,000		2		8			1			1			1	
	\$5,000 - \$5,999		1		5			7			2			2	
	\$6,000 - \$6,999		1		5			3			2			3	
	\$7,000 - \$7,999		1		6			2			3			2	
	\$8,000 - \$8,999	1	1		6			1			1			3	
	\$9,000 - \$9,999		1		6		1	1			3			3	
	\$10,000 - \$11,999	1	4		16		1	23		1	6		1	7	
	\$12,000 and over	1	18		85		3	120			16			20	

PROJECT NAME

PROJECT NUMBER

VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued

B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD

TYPE OF HOUSING	1 BEDROOM		2 BEDROOMS		3 BEDROOMS		4 BEDROOMS		5 BEDROOMS			
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING												
a. Federally owned												
b. State or locally owned												
2. STANDARD PRIVATE RENTAL HOUSING												
TOTAL												
Under \$40												
\$40 - \$49												
\$50 - \$59												
\$60 - \$69												
\$70 - \$79												
\$80 - \$89												
\$90 and over												
3. STANDARD SALES HOUSING												
TOTAL												
Under \$2,000												
\$2,000 - \$2,499												
\$2,500 - \$2,999												
\$3,000 - \$3,499												
\$3,500 - \$3,999												
\$4,000 - \$4,499												
\$4,500 - \$4,999												
\$5,000 - \$5,499												
\$5,500 and over												

Estimates of housing needs and resources are submitted on Form H-6122 and are supported in the following narrative statements.

- (1) The sources from which the data has been obtained for Form H-6122 and the narrative statements are:
 - (a) for the number, size, income, tenure and eligibility for low-rent public housing:
 - i. survey of resident families in the Mattapan Urban Renewal Area conducted by the Survey Division of the Boston Redevelopment Authority, March and September, 1962
 - ii. internal records of the Boston Public Housing Authority
 - iii. letter from Chairman, Boston Public Housing Authority, June 22, 1962
 - (b) for proposed rehousing:
 - i. evaluation of data from field surveys as to income characteristics, bedroom requirements and ability to pay for housing, of families and single persons
 - ii. related analysis of past rehousing programs under Title I operations
 - (c) for the number, size, rent, and price distribution of estimated housing resources:
 - i. internal records and letter from Chairman, Boston Public Housing Authority
 - ii. U. S. Census of Housing: 1960 Volume I, States and Small Areas Massachusetts Final Report HC (1) 23
 - iii. U. S. Census of Housing: 1960 Special Reports for Local Housing Authority Series HC (sl), No. 67, Boston, Massachusetts
 - iv. four day field survey of private housing resources in the Mattapan Urban Renewal Area; three day survey of area brokers and survey of classified real estate ads in Boston Sunday Globe, editions of August 19, 26, and September 2 and 9, 1962

The proposed rehousing program is developed in the following order:

1. Rehousing in Low-Rent Public Housing
2. Rehousing in Private Rental Housing
3. Rehousing in Private Sales Housing

\$20 - 29	-	1	-	-	-	-	1
\$30 - 39	1	-	1	-	-	-	2
\$40 - 49	1	-	-	-	-	-	1
\$50 - 59	-	1	-	2	-	-	3
\$60 - 69	-	2	2	5	1	1	11
\$70 - 79							
\$80 - 89							
\$90 & over							
TOTALS	4	5	6	7	1	1	24*

* Includes 20 two or more person families, 4 single persons

1. Rehousing in Low-Rent Public Housing.

The proposed rehousing of displaced families and single persons in public housing is based on (1) normal turnover in Federally-aided low-rent public housing, including accommodations for the elderly, and (2) turnover in state-aided veteran's housing for the elderly.

In Block V of Form H-6122, 4 families are designated to be rehoused into low-rent and other public housing. This represents 17% of all families to be displaced and 2/3d's of those eligible for public housing on the basis of family income. The others, it is assumed, will not prefer public housing.

Of the 4 single persons shown in Block VI of Form H-6122, 2 are 65 years of age and older. It is anticipated that these 2 will be rehoused in public housing for the elderly in the Federally-aided program.

The proposed public rehousing part of the Mattapan Relocation Program indicates a total housing need as follows:

	Single Persons	Multi-Person Households				
	1 BR	1 BR	2 BRS	3 BRS	4 BRS	5 BRS
Total Units Needed	2	1	1	---	--	--
Total Units on Market (1)	131		403	238	48	11
Total Units on Market in 4 Contiguous Projects (1)	34		100	45	4	1

(1) 6 month displacement period

The total of 831 units on the market for the six month displacement period includes all projects in the Federally-aided and state-aided inventory in the City of Boston.

The 184 units in four public housing developments nearest to the Mattapan Project Area can serve all of the public housing needs for those to be displaced, including families and single persons.

2. Rehousing in Standard Private Rental Housing.

The proposed rehousing of displaced families and single persons in standard private rental housing is based on the vacancies expected to be available in such housing in the City of Boston and in the area adjacent to the Mattapan Project during the displacement period.

The method for determining the availability of standard private rental housing in Boston is as follows:

1. Definition of Standard Unit

A housing unit is considered substandard by the Public Housing Administration if it is dilapidated or lacks one or more of the following facilities: flush toilet and bathtub or showers inside the structure for the exclusive use of the occupants, and hot running water. Thus standard units are either sound or deteriorating with all required plumbing facilities.

2. Total Number of Vacant Standard Rental Units

The 1960 Census of Housing lists 5,778 vacant standard rental units according to the above definition of standard. These are standard units which are actually offered for rent. Also included are units which are offered for rent or sale at the same time.

3. Gross Monthly Rent

To estimate gross monthly rent for the 5,778 standard vacant units an effort was made to determine rents for standard/occupied rental units. The census lists all occupied rental units by rent category such as \$40-49, \$50-59. From these approximately 10,000 substandard units were subtracted. It was assumed that the pattern of rents for these standard occupied units would be appropriate for the 5,778 vacant standard units. For example, since 7.3% of the standard occupied units were in the under \$40 per month gross rent category, then 7.3% of 5,778 units were considered to be in the under \$40 category.

The rent category of \$80-99 per month as listed in the census was sub-divided in order to get the \$80-89 interval as required on Form H-6122. For all occupied rental units 53.5% of the units in the \$80-99 category were placed in the \$80-89 category. For substandard units the corresponding figure was 62%. The percentage was determined by drawing a smooth curve through the midpoints of the intervals on the two histograms showing the per cent in each rent category for all occupied rental units and for substandard units. The interpolation within the \$80-99 category was made along these smooth curves.

Gross Monthly Rent	Per Cent	Number
Under \$40	7.3	422
\$40-49	7.9	457
\$50-59	9.4	543
\$60-69	12.2	705
\$70-79	14.2	820
\$80-89	15.1	872
\$90 and over	33.9	1957
Total	100.0	5778

4. Size of Unit

The distribution of standard vacant rental units according to number of bedrooms was calculated in a manner similar to that

lists both by number of rooms (1 to 8 or more) and by number of bedrooms - (0, 1, 2 and 3 or more). By combining 0 and 1 into the one-bedroom category, it is possible to equate rooms and bedrooms up to 2 bedrooms. For three, four and five or more bedrooms, the relation to number of rooms was calculated according to the following table.

1 bedroom unit	=	100% of 1 room units
		100% of 2 room units
		100% of 3 room units
		20% of 4 room units
2 bedroom units	=	80% of 4 room units
		65% of 5 room units
3 bedroom units	=	35% of 5 room units
		70% of 6 room units
4 bedroom units	=	30% of 6 room units
		70% of 7 or more room units
5 bedroom units	=	30% of 7 or more room units

5. Relationship Between Rent and Unit Size

Since the census lists rents and unit size separately, no published information is available on the distribution of rents within the various units size categories or conversely the distribution of unit size within particular rent categories. Therefore, to prepare the chart of standard rental vacancies by rent and room size, it was assumed that within each rent category the distribution of unit sizes was the same as the overall distribution of unit sizes. Necessarily, the distribution of rents within each unit size category was the same as the over-all distribution of rents.

Gross Mo. Rent	No. of Bedrooms					Total	Total by Percent
	1	2	3	4	5+		
Under \$40	158	162	68	29	5	422	7.3
\$40-49	170	176	74	32	5	457	7.9
\$50-59	201	209	88	38	7	543	9.4
\$60-69	262	271	115	49	8	705	12.2
\$70-79	305	315	133	57	10	820	14.2
\$80-89	325	334	141	61	11	872	15.1
\$90 +	729	752	317	138	23	1959	33.9
Total	2150	2219	936	404	69	5778	100.0
Total by Per Cent	37.2	38.4	16.2	7.0	1.2	100	

units.

Gross Monthly Rent	Bedrooms					Total
	1	2	3	4	5	
\$40-49	4	16	20	2	1	43
\$50-59	4	17	20	2	0	43
\$60-69	4	17	19	2	1	43
Total	12	50	59	6	2	129

7. Total Number of Vacant Standard Private Rental Units by Gross Monthly Rent and Size of Unit.

Gross Monthly Rent	No. of Bedrooms					Total
	1	2	3	4	5+	
Under \$40	158	162	68	29	5	422
\$40-49	166	160	54	30	4	414
\$50-59	197	192	68	36	7	500
\$60-69	258	254	96	47	7	662
\$70-79	305	315	133	57	10	820
\$80-89	325	334	141	61	11	872
\$90 +	729	752	317	138	23	1959
Total	2138	2169	877	398	67	5649

Standard private rental vacancies potentially available for rehousing families and single persons to be displaced are compared in the following table with the rent-paying ability and bedroom needs of families designated to be rehoused in private rental housing.

Gross Rent Per Month		No. of Bedrooms				
		1	2	3	4	5
Up to \$49	Total Units	324	322	122	59	9
	Total Families	-	2	-	-	-
	in Rent Category					
\$50-59	Total Units	197	192	68	36	7
	Total Families	1	-	-	-	-
	in Rent Category					
\$60-69	Total Units	258	254	96	47	7
	Total Families	1	1	-	-	-
	in Rent Category					
\$70-79	Total Units	305	315	133	57	10
	Total Families	-	-	-	-	-
	in Rent Category					

For the 10 families and single persons proposed to be rehoused in standard private rental housing, there is adequate housing at all rent levels and dwelling unit sizes.

A further indication of the rental levels and dwelling unit sizes of standard private rental and sales housing accommodations turning over on the market has been gained from field surveys near the Mattapan Urban Renewal Area. (Census Tracts X6A, X6B, Z1A) A team from the Survey Section of the Boston Redevelopment Authority located, inspected, and inventoried private, vacant, standard rental and sales housing units.

The results of these surveys were as follows.

1. August 23-29, 1962. 5 day field survey on foot of 3 adjacent census tracts. Located 25 vacant housing units, 11 rental and 14 sales. 4 of the rentals were inspected, and were standard. These were 1-2 bedroom units with a gross monthly rent of \$80-89 per month and \$90 and over per month. Of the 14 sales units, 9 were single family units. 2 were inspected, and were standard. These were 2 bedroom units at \$12,000-\$15,000 prices. There were five 2-family units for sale; 3 were inspected and found to be standard, with 2-3 bedroom apartments and prices from \$19,000-26,000.
2. August 19-Sept. 9. Survey and inspection of units listed with area brokers and in Real Estate Section of Boston Sunday Globe (Aug. 19, 26; Sept. 2, 9, 1962). 20 units were located, including 2 rental and 18 sales. The 2 rental units were standard, 2 bedroom apartments renting at \$90-\$125 per month. 12 of the sales units were inspected. These were standard, 1-4 bedroom units, from \$10,000-15,000 in price. 6 of the vacant sales units were not inspected. These included two 3-family houses with 3 bedroom apartments; two 2-family houses with 1-3 bedroom apartments and 2 1-family houses with 3-4 bedrooms.

The vacancies turned up in these 2 surveys further substantiate the availability of housing for relocation from Mattapan, particularly in view of the fact that 14 of the 24 families and individuals to be displaced have shelter-paying ability of \$80 per month or more.

3. Rehousing in Standard Private Sales Housing

The proposed rehousing of displaced families and single persons in standard private sales housing is based on vacancies expected to be available during the displacement period.

In Block V of Form H-6122, 10 families including one single person are designated to be rehoused into standard private sales accommodations. This represents 42% of the families to be displaced, and includes 2 presently living as tenants. With the aid of FHA Section 221, a larger number of families than has been estimated may ultimately purchase homes.

The estimates of standard private sales housing in the City of Boston have been developed from the sources identified on page one and two of this Statement.

remembered that most houses which are for sale are not vacant. In addition, a house classified by the census as a vacant unit available for sale must be for sale only. A vacant unit in a multi-unit structure which is for sale is included only if that unit is intended to be occupied by the new owner and if the unit is not also for rent. The definition is quite restricted.

3. Sales Price

To estimate price for the 485 standard vacant units, value data for all owner occupied units was used. The value data is gathered only for one family units with no business and represents the respondents estimate of how much the property would sell for in today's market. Again the information given by the census has strong limitations since the price figures will not represent two or more family homes and the sales price quoted by the respondent is not necessarily the true market price.

The following is a table showing percentage within each sales price category (\$5,000-5,999 - \$6,000-6,999, etc.) for owner occupied units in Boston. It is assumed that the 485 standard sales units will have the same distribution by sales price as the occupied units.

Sales Price	Per Cent of Total	Number of Standard Vacant Units
1	6.1	29
2	28.2	137
3	39.7	193
4	14.4	70
5 or more	11.6	56
Total	100.0	485

Conversion from number of rooms to number of bedrooms was made according to the following table. It is based primarily on census data which lists owner occupied units both by number of rooms and by number of bedrooms.

1 bedroom	= 100% of one room units
	100% of 2 room units
	100% of 3 room units
	40% of 4 room units
2 bedrooms	= 60% of 4 room units
	95% of 5 room units

5. Standard Vacant Sales Units by Price and Size

In the absence of information on the relationship between price and size of unit in Boston it was assumed that within each size category the distribution of sales prices was the same as the overall distribution of sales prices.

Sales Price	No. of Bedrooms					Total	Per Cent of Total
	1	2	3	4	5 or more		
Under \$5,000	2	8	12	4	4	30	6.2
\$5,000 - 5,999	1	5	7	2	2	17	3.5
\$6,000 - 6,999	1	5	7	2	2	17	3.5
\$7,000 - 7,999	1	6	8	3	2	20	4.1
\$8,000 - 8,999	1	6	8	4	2	21	4.4
\$9,000 - 9,999	1	6	8	3	3	21	4.4
10,000 -11,999	4	16	23	8	7	58	12.0
12,000 & over	18	85	120	44	34	301	61.9
Total	29	137	193	70	56	485	100.0
Per Cent of Total	6.1	28.2	39.7	14.4	11.6	100.0	

Standard private sales vacancies potentially available for re-housing families and single persons to be displaced are compared in the following table with the ability to pay for sales housing and the bedroom needs of those to be rehoused in sales housing.

Sales Price		No. of Bedrooms				
		1	2	3	4	5
\$8,000 - 8,999	Total Units	1	6	8	4	2
	Total Families at This Income Sales Level	1	-	-	-	-
\$9,000 - 9,999	Total Units	1	6	8	3	3
	Total Families at This Income Sales Level	-	-	2	-	-
\$10,000-11,999	Total Units	4	16	23	8	7
	Total Families at This Income Sales Level	1	-	-	1	1
\$12,000 & over	Total Units	18	85	120	44	34
	Total Families at This Income Sales Level	1	-	3	-	-

A further indication of sales prices and dwelling unit sizes of standard private sales housing turning over on the market was gained in the field surveys near the Mattapan Urban Renewal Area, as discussed and tabulated previously in Section 2, Relhousing in Standard Private Rental Housing.

It has been the experience in past Title One relocation in the City of Boston, and it may be so in this Relocation Program, that a few families and single persons will relocate outside the corporate limits of the City of Boston. To gain information on housing resources outside the City of Boston, a three-day telephone survey was carried out by the Boston Redevelopment Authority staff. In the survey, information was gathered as to number of bedrooms per unit, availability of private toilet and bath, rent or sales price, heat and utilities, and length of time the unit was vacant. These listings were further adjusted and reduced by applying the percentage figures of standard rental and sales units for each district. Duplicate listings were eliminated.

The results of this survey, using Sunday Real Estate Sections of the Boston Sunday Globe and Boston Sunday Herald for June 24, July 1, 8 and 15, 1962, are as follows:

Housing Availability in
The MTA Service Area

Rent Per Month or Comparable Ability to Carry Housing Costs at Specified Sales Price	Number of Bedrooms					Total
	1	2	3	4	5	
Rent: \$45-64	43	33	15	1	0	92
Sales: Up to \$7,999	9	35	18	8	0	70
Rent: \$65-84	94	88	28	3	0	213
Sales: \$8,000-9,999	12	16	14	8	5	55
Rent: \$85-104	113	80	53	4	0	250
Sales: \$10,000-12,999	5	19	26	10	8	68
Rent: \$105 & over	100	96	45	0	0	241
Sales: \$13,000 & over	6	24	28	15	12	85
Total Rental Units	350	297	141	8	0	796
Total Sales Units	32	94	86	41	25	278

not inventoried rental apartments or sales housing units listed with brokers but not in newspaper ads, or housing units advertised in suburban newspapers only, or units for which there was no response to the telephone call or lack of cooperation in answering the survey questions.

The MTA housing resources survey indicates an availability of standard private rental and sales housing resources in one-to five-bedroom units and at all cost levels. This inventory will augment the housing resource in the City of Boston, which is in and of itself adequate for the Relocation Program for the Washington Park Urban Renewal Project Area.

(2) Assumptions and Conclusions as to Housing Requirements and Resources

The assumption has been made that housing needs of the four single persons to be displaced should be considered along with the analyses of family housing needs. It is assumed that single persons and couples, particularly the elderly, have similar rehousing needs.

Analysis of housing requirements and resources as presented on Form H-6122 and in this narrative statement has led to the conclusion that available public and private housing resources in the existing housing inventory are adequate to meet the housing needs of families and single persons to be displaced from this Project Area.

(3) Basis of Establishment of Cost-Income Ratios for Housing

Additional information on the financial capabilities of families and single persons to be displaced will be obtained when further and more detailed interviews are carried out with each site occupant during implementation of the relocation program.

In evaluation the ability of a family to rent or purchase housing, the following cost-income ratios will be used. For rental accommodations, a family will be expected to pay 22 to 25 per cent of its income for gross rent. For sales housing, a family will be expected to be able to carry a purchase price of approximately $2\frac{1}{2}$ times the family income. In the application of these standards, appropriate allowances will be made for family size, composition, earning capacity, special requirements, disabilities and rehousing preferences.

(4) Nature and Volume of Competing Demands

An estimate of competing demands for available housing as a result of other Title I and other governmental displacement activities for the projected displacement period has been made.

	<u>Total*</u>	<u>White</u>	<u>Nonwhite</u>	<u>Total</u>	<u>White</u>	<u>Nonwhite</u>
Government Center	360	360	---	---	---	---
Washington Park	49	9	40	294	54	240
Castle Square	---	---	---	336	252	84
Charlestown	---	---	---	28	28	---
Totals	49	9	40	658	334	324

*Totals include single person families.

Estimates of Title One Displacement are based on tentative projected time schedules that are subject to revision and extension.

Other Displacement
Caused by Public Action

	<u>1962</u>			<u>1963 (January-June)</u>		
	<u>Total*</u>	<u>White</u>	<u>Nonwhite</u>	<u>Total</u>	<u>White</u>	<u>Nonwhite</u>
Public Housing	---	Data		---	Data	
Construction	75	not		38	not	
Code Enforcement	---	Available		---	Available	
City Demolition	---			100		
Program	200					
Total(1)	275			138		

(1) Displacement is now taking place because of the construction of the extension to the Massachusetts Turnpike into downtown Boston. It is not possible to estimate the total number of families to be displaced due to lack of information from the Turnpike Authority. This displacement is scheduled to be completed prior to the implementation of the Washington Park Relocation Program.

Private Housing (2)

Mattapan	6	5	7	1	1	20
Castle Square	109	53	50	12	-	224
Charlestown	3	3	3	1	-	10
Washington Park	45	29	30	17	13	134
Total	163	90	90	31	14	388

- (1) using as a general standard rent-paying ability up to \$79 per month
- (2) using as a general standard rent-paying ability of \$80 and over per month

Comparing these competing demands with the available housing resources in public and private inventories in the City of Boston indicates the following:

	No. of Bedrooms				
<u>Requirements for Public Housing</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
Mattapan, Castle Square					
Charlestown and					
Washington Park	182	59	43	6	4
<u>Resources in Public Housing</u>	131	403	238	48	11
<u>Requirements for Private Housing</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
Mattapan, Castle Square, Charles-	163	90	90	31	1
town and					
Washington Park	2167	2306	1070	468	123

Resources in Private Housing

There are adequate housing resources in the public housing inventory for these major competing displacement activities. The apparent discrepancy in one bedroom accommodations in public housing is eliminated with the availability of 214 units of public housing, with 192 one-bedroom units, as referred to in the letter from the Chairman, Boston Public Housing Authority (attached, page one and two, Section (2).)

There are adequate housing resources in private rental and sales housing in the City of Boston for these major competing displacement activities, particularly in one-four bedroom units.

(5) Special Problems of Families and Single Persons

Surveys have indicated there are no nonwhite families to be displaced from the Project Area.

All families with social problems will be skillfully handled to insure that they receive the needed kinds of social services. By utilizing trained personnel, the Authority will be in a position to enable families to seize every opportunity to make a better adjustment during this period of transition.

(6) Estimates of Project Displacement of Site Occupants, Other Than Families

There are 4 single householders in the Project Area, 2 of which are 65 and over and are eligible for public housing. All relocation staff services available to families will also be available to single householders.

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